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TBA Services **Pre-Application Questionnaire Project Narrative** 23 May 2005

This proposed project is on the NEC of Miller and McDowell Roads. The site consites of two adjacent lots with several cross access easements assuring full movement around the site. Presently the site is occupied by a Jiffy Lube to the west and a vacant former gasoline station on the interior or eastern lot.

The property is under one ownership and will remain so upon completion of the pending sale.

The buyers, already in the tire business in Scottsdale, desire to remove the vacant gas operation and build a new ground up full service tire store. The Jiffy Lube will remain in operation in the same location.

All three existing drives serving the property will remain, though some modifications are anticipated. On site circulation will remain fundamentally unchanged with the proposed tire facility occupying the footprint of the vacant gasoline facility.

We anticipate on site drainage to be unchanged from the historical conditions and will comply with all city requirements.

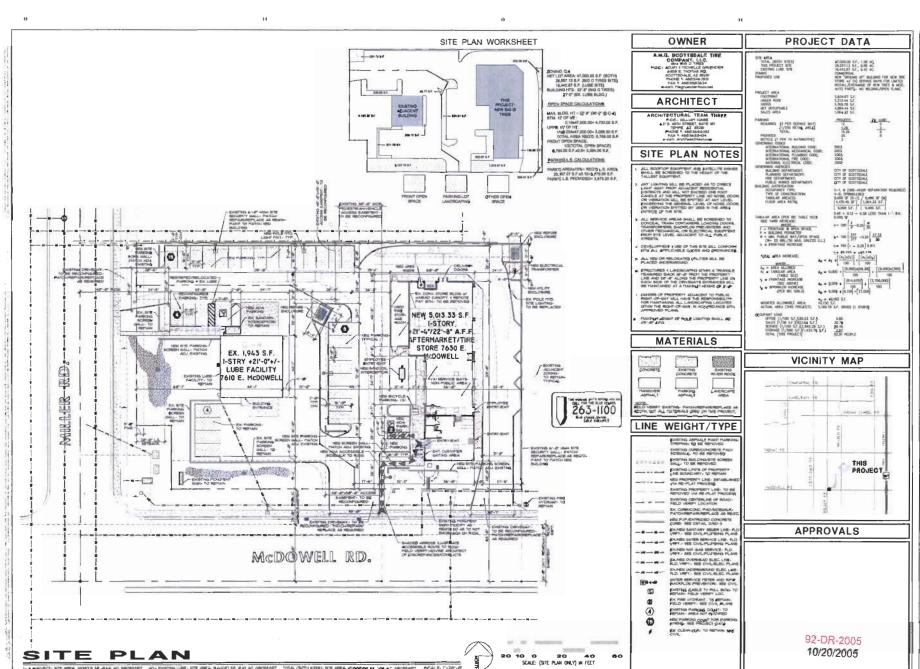
The new tire store will be 5,013 square feet of masonry construction at 21'4" and 22'8" high. The bay doors are oriented east and west or perpendicular to the street. There is a sales and showroom in the front of the facility with all service work proposed inside the building to the rear. There is an enclosed used tire storage area, secured, with weekly or more frequent pickups as required.

The architecture of the new building consists of a mixture of split face accent block wainscots and accent bands. The block will be painted a light gray and white and the parapet will have painted color accent bands.

Minor reconfiguration of the site is anticipated in order to provide required onsite parking. This proposal brings the total parking on site to 28 spaces with two required ADA spaces strategically located for each business. We believe this parking count is adequate (3 / bay x 6 = 18 plus 1 / 250 x the sales area = 2, total 20, plus the historical spaces, 6, at the Jiffy Lube, total 26 for the site as required with 28 provided) and will serve the site and the customers quite well.

The immediate area on McDowell is a mixed use of commercial services well suited to the proposed use and is fully compatible with the present zoning and business activity in the area. No adverse impact is anticipated. The new tire facility, combined with the proposed site upgrades will be a very welcome addition to the area and will remove the long abandoned gas facility with is associated visual blight and problems associated with vacant properties.





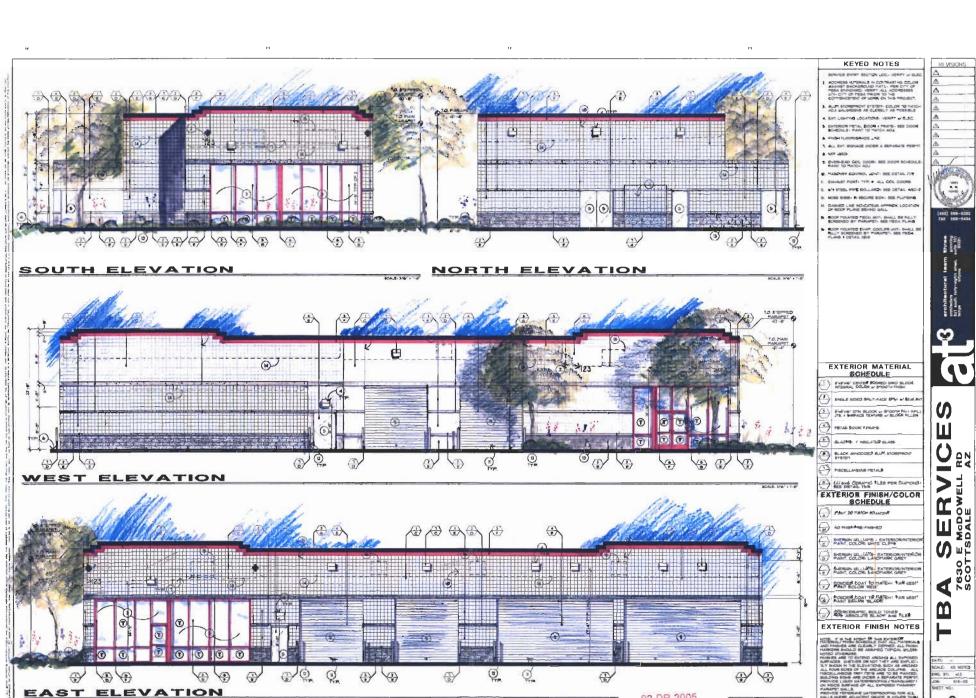
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